

## **District III Advisory Board Minutes**

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**April 7, 2004  
7:00 p.m.**

**Colvin Neighborhood City Hall  
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. The District III City Council member, Phil Lambke and eight (8) District Advisory Board members were in attendance. Five (5) City staff were present and approximately eleven (11) members of the public, most of whom signed in.

### **Members Present**

John Kemp  
Jim Gulick  
William Ward  
Laura Simpson  
Phyllis Hall  
Charlotte Foster  
Judy Dillard  
Matt Foley  
CM Phil Lambke

### **Members Absent**

Joann Hartig

### **Staff Present**

Vicki Mork  
Officer Dwain Diehl  
Officer Steve Jerrell  
Scott Knebel  
Don Henry

### **Guests**

see page

## **ORDER OF BUSINESS**

### **Call to Order**

**Council Member Lambke** called the meeting to order at 7:04 pm.

### **Approval of Minutes**

Minutes for March 3, 2004 were approved with Ward correcting p. 3 of 5. Vote was unanimous 8-0. Motion made by Foster (Dillard).

**Action: Received and filed.**

### **Public Agenda**

1. **Karen Linnenberger, 2228 McAdam** explained that a representative of Phil Kline, Kansas Attorney General will present information on a task force convened by the Attorney General to protect vulnerable adults on April 21, 2004 at the KU School of Medicine Roberts Amphitheatre.

**Recommended Action: Receive and file.**

2. **Off-agenda items**

**There were no issues of concern addressed.**

**Staff Presentations**

3. **Community Police Report**

**Officer Steve Jerrell, Beat 33** reported no major problems in the area except for auto larcenies and he warned against leaving anything of value in the car as tennis shoes and golf clubs have been among the stolen items.

Police arrested some kids on burglaries, cleared some but they wouldn't admit to all but the good news is the burglaries have ceased since they've been in custody.

915 S. Clifton 5 patrol cars in front of her house in the early morning.

**Officer Dwain Diehl Beat 24** reports maintenance on Broadway. He also explained changes in clean-ups from now on the Neighborhood Associations are taking a greater leadership role. May 1<sup>st</sup> South Central Progressive NA will have a small clean up.

**Recommended Action: Receive and file.**

4. **Planning Department ZON2004-00008**

**This was a request for a zone change from "TF-3" Two-Family Residential to "GO" General Office on a 5.2-acre unplatted tract located at the northeast corner of Clifton and Bayley. The applicant proposes to construct a one-story brick office building to house the computer networking center and associated staff for Via Christi Regional Medical Center. Scott Knebel, MAPC explained the proposed building use was in keeping with the mixed-use neighborhood surrounding it. The area is identified as appropriate for "Institutional" development.**

DAB members didn't have concerns but questioned the response of the surrounding neighborhood to the project. Neighborhood resident, **Irma Darlington**, 1019 S. Clifton questioned the location. **Terry Smythe**, Baughman Company replied it was the best location for Via Christi's Data Center. **Scott Smith**, Architectural Innovations, LLC explained it would be a one-story building that would house only 20 employees. The building will face north and use the existing drive way from the one story office building just to the east of the site.

Neighbor **Evelyn Zielke** expressed nostalgia and interest in preserving the beauty of the Convent and concern that future building or development may take place on the site. She questioned the impact of the development on her property tax. The neighbors present did convey an interest in having the new development buffered by a stonewall or other attractive barrier. Council Member Lambke reminded them of the MAPC hearing tomorrow saying their input would be welcome. **Knebel** advised the neighbors that they had two weeks to file a protest from tomorrow's date if the project was approved against their wishes.

DAB members clarified that only part of the 5.2 acres plat would be developed with this project and felt this business development was preferable to an overall neighborhood decline.

**Action: Dillard (Kemp) moved to approve zone change in accordance with staff recommendation. Motion passed 8-0.**

**5. Public Work Engineering and Environmental Health**

**Don Henry, Environmental Health** informed DAB III regarding low levels of ground water contamination due to a couple of dry cleaners and the plans to remediate the problem through the Kansas Drycleaners Trust Fund. There were a few affected residences that were not on city water. They have been provided bottle water. There is a plan to install public water supply lines where there are no water distribution lines.

Judy asked if this would make water lines available to business and property on MacArthur. Don didn't think it would impact. Charlotte Foster asked about the cost \$266,000 and wanted to know costs of remediation. Don said he could provide that information. He said the situation happened when chemicals were disposed of into sanitary sewer and leaked into the ground. Future prevention has been implemented. The trust fund will offset all costs of running city water to the affected citizens except for the cost of their monthly water bills.

**Action: Receive and file.**

**Board Agenda**

- 6. Council Member Lambke** reported on the Garden of Eat'n saying 60 of the 95 plots are rented, the slab has been poured and the shed is ready to be built, mulch needs to be spread out but all in all much progress has been made and gardens are being planted.

**Foley** complained about dirt on park property west of Bluffview and south of Lincoln. He also stated a truck with large cylindrical tank has been observed discharging some kind of liquid over there also. **CM Lambke** will follow up.

**Hall** reported concern about a road along Gypsum Creek and a recently built metal garage. **Ward** reported the easement by bridge of Dry Creek north of Pawnee looks bad due to ruts from a contractor which have never been repaired.

**Recommended Action: Address each item as appropriate.**

**Ward (Gulick) motion to adjourn.**

**5. Next Meeting**

The next regularly scheduled meeting for District Advisory Board III will be May 5, 2004 at Colvin Neighborhood City Hall at 7:00 p.m.

**No Action Required**

**Adjournment**

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant

## **Visitors**

Evelyn M Zielke	915 S. Clifton
Ray & Irma Darlington	1019 S. Clifton
Jesse R. Sheffield	2526 S. Mosley
Karin Linenberger	2228 McAdam
Carole Campbell	2821 S. Mosley
Lisa Wold	2820 S. Mosley
Michael William	3218 Penley
Brumfield	4730 Ida